

## 17. 2014SP-031-001

### GENTRY COTTAGES

Map 083-06, Parcel(s) 205-206

Council District 06 (Peter Westerholm)

Staff Reviewer: Jason Swaggart

A request to rezone from R6 to SP-MR zoning for properties located at 207 and 209 Gentry Avenue, approximately 245 feet west of Porter Road, (0.91 acres), to permit up to 10 residential dwelling units, requested by Dean Design Group, applicant; Gentry Partners, owner.

**Staff Recommendation: Approve with conditions and disapprove without all conditions.**

### APPLICANT REQUEST

**Preliminary SP to permit up to ten detached dwelling units.**

#### Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan – Mixed Residential (SP-MR) zoning for properties located at 207 and 209 Gentry Avenue, approximately 245 feet west of Porter Road, (0.91 acres), to permit up to 10 residential dwelling units.

#### **Existing Zoning**

One and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *R6 would permit a maximum of six lots with one duplex lots for a total of seven units.*

#### **Proposed Zoning**

Specific Plan-Mixed Residential (SP-MR) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes a mixture of housing types.

### CRITICAL PLANNING GOALS

- Supports Infill Development
- Provides a Range of Housing Choices
- Creates Walkable Neighborhoods
- Supports a Variety of Transportation Choices

This area is located in the Eastwood/Rolling Acres neighborhood in East Nashville and is served by adequate infrastructure. Development in areas with adequate infrastructure is more appropriate than development not served with adequate infrastructure, such as substandard roads, water and sewer, because it does not burden Metro with the cost of upgrading or building new infrastructure. The request provides an additional housing option in the area. Additional housing options are important to serve a wide range of people with different housing needs. The site is within walking distance to an active neighborhood center along Eastland and Porter Avenues. Bus service is located along Eastland and Porter Avenues. The additional density helps support public transit. Especially in mixed use areas such as East Nashville, the bus can be more

convenient for short trips.

### EAST NASHVILLE COMMUNITY PLAN

Neighborhood General (NG) is intended to meet a spectrum of housing needs with a variety of housing that is carefully arranged, not randomly located. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

#### Consistent with Policy?

Yes. The proposed SP provides two housing options that are consistent with the intent of the NG policy.

### PLAN DETAILS

The approximately 0.91 acre site is located on the west side of Gentry Avenue, just north of the intersection of Franklin Avenue and Porter Road. It consists of two lots. Each lot contains a single-family home.

The site is located within the Urban Zoning Overlay (UZO). The site is also located within Eastwood Neighborhood Conservation Overlay District which was just recently adopted by Metro Council.

#### Site Plan

The plan calls for ten detached residential units. Four units are identified as “Gentry Homes” and the remaining six units are identified as “cottages”. The four units identified as Gentry Homes are located along Gentry Avenue and include one of the

existing homes and three new homes. The six cottage units are located along the western property line behind the Gentry Homes. The cottage units are similar to a "laneway house". Laneway homes are small homes that are typically located at the rear of an existing residential structure and are accessed from an alley or laneway. A detached rear garage is provided for each Gentry Home. The development may be split into separate lots with each Gentry Home being on a separate lot and the cottage units being within one lot. The minimum lot size for the Gentry homes is 5,000 square feet.

Vehicular access into the site will be from an existing alley located along the northern property line. A private drive off of the alley will provide access for each unit. The plan calls for a five foot right-of-way dedication along the alley. The plan calls for a total of 17 parking spaces. Eight spaces are garage spaces and the remaining are surface spaces. The plan also calls for ten on-street spaces.

#### ANALYSIS

The proposed SP provides a unique product which provides for additional density that will support nearby commercial uses. Since the site is located in the Eastwood Neighborhood Conservation Overlay, then the Metro Historic Zoning Commission must review all final plans. The current plan contains a note that appears to indicate that the space above the garage may be used for a "living unit". This has been disused with the applicant and they have clearly indicated that the space above the garage is not intended to be a living unit but will only be bonus space for the primary structure. As proposed the zoning and staff condition would limit the development to ten units.

#### METRO HISTORIC ZONING COMMISSION

##### No Exceptions Taken

If Planning finds the density to be appropriate, the project can meet the design guidelines.

#### FIRE MARSHAL RECOMMENDATION

##### Approve with conditions

- Provide an NFPA-13d sprinkler system for Units 9 and 10 and the Garage for Unit 4.
- Provide a public Fire Hydrant along the eastern side of the drive, roughly in the middle.
- Provide 25' radii as the drive comes off the ally.
- Widen the alley along the width of the property as shown on the proposed drawing

#### PUBLIC WORKS RECOMMENDATION

##### Approved with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Indicate the material construction of the private drive, prior to final SP.

Maximum Uses in Existing Zoning District: **R6**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential (210)	0.91	7.71 D	8 U*	77	6	8

\*Based on one two-family lots

Maximum Uses in Proposed Zoning District: **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (210)	0.91	-	10 U	96	8	11

Traffic changes between maximum: **R6** and proposed **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 2 U	+19	+2	+3

#### STORMWATER RECOMMENDATION

##### Approved

## **WATER SERVICES**

**Approved**

## **METRO SCHOOL BOARD REPORT**

**Projected student generation existing IR district: 1 Elementary 0 Middle 0 High**

**Projected student generation proposed SP-MR district: 1 Elementary 1 Middle 1 High**

The proposed SP-MR zoning district could generate two more students than what is typically generated under the existing R6 zoning district. Students would attend Rosebank Elementary School, Bailey Middle School, and Stratford High School. All three schools are identified as having capacity for additional students. This information is based upon data from the school board last updated September 2013.

## **STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all staff conditions as the request is consistent with the sites Neighborhood General land use policy and meets several critical planning goals.

## **CONDITIONS**

1. Uses shall be limited to up to ten detached residential units.
2. The Metro Historic Zoning Commission shall approve all house plans prior to the approval of the final site plan.
3. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM15-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
4. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
5. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Approved with conditions and disapproved without all conditions (9-0), Consent Agenda

### **Resolution No. RS2014-124**

**"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-031-001 is Approved with conditions and disapproved without all conditions. (9-0)**

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